Karen Johnson Davidson County
Batch# 984827 DEEDWARR
03/27/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20230327-0022152

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2023. Notary Public MY COMMISSION EXPIRES: 1-19-25 (AFFIX SEAL)
File No. EM-23-4104	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breckenridge Property Fund 2016, LLC	NEW OWNERS	
(NAME)	(NAME)	
144 Ivy Hill Lane	2015 MANHATTAN BEACH BLVD, #100	033-03-0B-111.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	REDONDO BEACH, CA 90278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Benjamin F. Brooks and Bobbie J. Brooks, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Breckenridge Property Fund 2016, LLC, A Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin F. Brooks and Bobbie J. Brooks, joint tenants with right of survivorship by Warranty deed from Michael S. Agee of record in Instrument No. 20151002-0100651 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

This is property more commonly known as 144 Ivy Hill Lane, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 27th day of March, 2023.

Benjamin F. Brooks

Bobbie J. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2023, before me personally appeared Benjamin F. Brooks and Bobbie J. Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2023.

Notary Signature
My commission expires: 3/3/26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 27, 2023 (date of document).

Affiant Signature

March 27, 2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 27 day of March, 2023.

Notary Signature

My Commission Expires: 1-14-26

Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY